# WARRANTY DEED

ERNESTINE NOELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2008.

Notary Public

MY COMMISSION EXPIRES: September 13, 2008.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Timothy A. McAdams | Countrywide Bank, FSB | 09611022100 |
| (NAME) | (NAME) | |
| 3227 Cloverwood Drive | 801 Crescent Center Dr. Ste 510 | |
| (ADDRESS) | (ADDRESS) | |
| Nashivlle, TN 37214 | Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20081268 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Michael Woods, married,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Timothy A. McAdams, unmarried,** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Hickory Bend, Section 1-A, as of record in Book 3842, page 148, Register's Office for said County.

Said Lot No. 145 fronts 91.7 feet along the Southerly margin of Cloverwood Drive 70.5 feet along the Westerly margin of an unnamed street and 39.27 feet along the curving corner at the intersection of said streets; and runs back between converging lines 113.9 feet on the Westerly line and 118 feet on the Southerly line to a point at the rear.

BEING all of the same property conveyed to Michael Woods by Warranty Deed from Michael Leon Woods, Executor of the estate of Shelby Jean Wilkes, dated July 17, 2007 and filed of record in Instrument 20070720-0086641, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 3642, page 478, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 3227 Cloverwood Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of June, 2008.

Michael Woods

Davidson County DEEDWARR
Recvd: 06/18/08 11:37 2 pgs
Fees:13.00 Taxes:351.50

20080618-0062712

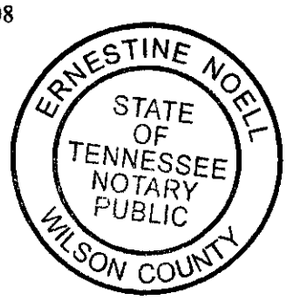
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Michael Woods, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Michael Woods executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2008.

Commission expires: September 13, 2008




Ernestine Noell Notary Public